

Symonds  
& Sampson

9 Boxfield Road  
Axminster, Devon



# 9 Boxfield Road

Axminster  
Devon EX13 5LB

A spacious three bedroom family home with excellent proportions, large rear garden and driveway parking. Ideally placed for Axminster Town and the railway station.



- Semi detached home
- Two reception rooms
- Downstairs cloakroom
- Good storage options
- Three decent bedrooms
- Remodelled bathroom
- Generous plot & parking
  - Gas central heating
- Extensive double glazing

Guide Price **£325,000**

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)





## THE PROPERTY

9 Boxfield Road is a traditionally constructed residence offering a beautiful blend of functional accommodation with Arts & Crafts styling and many original features. The property is believed to date from the 1920's and thus enjoys many features from this era including excellent ceiling heights, attractive fireplaces, exposed floorboards and good overall room sizes. With the addition of off road parking and a generous enclosed rear garden this property has a bit of everything for everyone.

## ACCOMMODATION

The property is entered via a double glazed front door where you will find a tiled entrance hallway with doors off the principal reception rooms along with a downstairs cloakroom and large understairs cupboard. The formal dining room is currently utilised as the owner's art studio while the main sitting room features a wood burning stove. To the rear of the property is an L-shaped kitchen featuring a wide range of units, wooden work surfacing and an integrated oven. Space for further appliances. To the first floor are three good size bedrooms, all with exposed floorboards and remodelled family bathroom.

## OUTSIDE

To the front of the property is a gravelled driveway and lawned area of garden with mature shrubs. Gated side

access leads through to pleasant enclosed level lawned garden offering a good degree of privacy. There is a wide selection of established shrubs, fruit trees, seating area, garden shed and greenhouse.

## SITUATION

Boxfield Road is an established residential area just off the Musbury Road, ideally placed for Axminster train station and the town centre. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of independent shops, supermarket, schooling and train station that is on the direct line to London Waterloo and Exeter.

## DIRECTIONS

What3Words  
///deals.match.curls

## SERVICES

All mains services connected.  
Ultrafast broadband available.  
Mobile Network Coverage is available in the area. Please refer to Ofcom's website for details.

## LOCAL AUTHORITY

East Devon Council  
Tel : 01404 515616  
Council Tax Band B

## MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water. During 2007 superstructure crack repairs and associated redecorations works were undertaken due to root induced clay shrinkage. A new damp course was also installed in 2007 with a 20 year guarantee. Cavity wall insulation was installed in 2014.

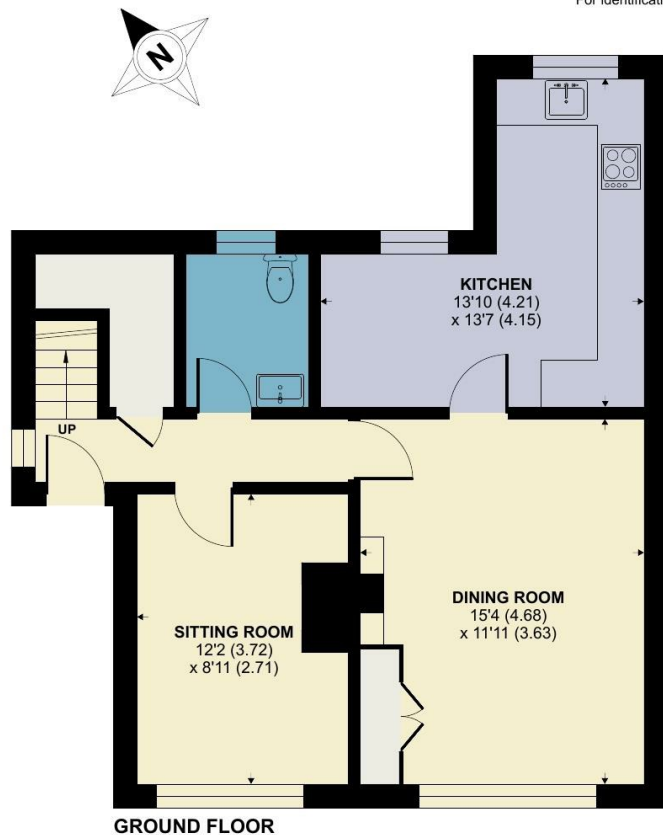


# Boxfield Road, Axminster, EX13 5LB

Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	77
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1401631



Axm/RIS/20.1.26



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